

- **Planning Case #22-011 – Public Hearing Required**
- **Applicant:** City of Arden Hills
- **Request:** Zoning Code Amendments



Chapter 13, Sections:

Sections –

- 1320.085 Special Requirements for the B-2 General Business District
- 1320.09 Special Requirements for the B-3 Service Business District
- 1320.10 Special Requirements for the B-4 Retail Center District

Striking –

~~The provision whereby the proximity requirement of one thousand three hundred and twenty (1,320) feet between drive-up windows may be waived if the following conditions are met:~~

Adding –

In accordance with Section 1320.XX (i.e. 085, 09, or 10) Subd. 1, the City Council as part of the land use application review shall require the following conditions to be met in determining site suitability for drive-up windows:

Section – 1325.04. Subd. 1.B Additional Minimum Requirements for Drive-In Businesses, Drive-up Windows, Fast Food Restaurants and Automobile Service Stations

B. Proximity to Other Establishments. ~~In any Business Zoning District, n~~~~No drive-in business, drive- up window, or fast food restaurant shall be located on a site that is within one thousand three hundred twenty (1,320) feet of the boundaries of another one~~ the proximity of the boundaries of another one is determined by the City Council through the PUD process to be incompatible with the area in which it the proposed use is to be located. A drive-in business, drive-up window, fast food restaurant, and automobile service station may be limited in proximity as deemed appropriate by the City Council so as not to unreasonably interfere with adjacent and nearby uses.

Options and Motion Language -

- Approval: Motion to adopt Ordinance 2022-004 and authorization to publish summary ordinance for Planning Case 22-011 for Zoning Code Amendments in Sections 1320.085 - Subd. 3, 1320.09 - Subd. 3, 1320.10 – Subd. 4, 1325.04 – Subd. 1.B of the Arden Hills City Code for the business zoning districts to remove the requirement for a distance of separation between drive-up businesses, and allows the City Council to add conditions for approval of uses with drive-up windows and drive lanes based on the findings of fact and the June 27, 2022 Report to the City Council.
- Approval with Amendments: Motion to adopt Ordinance 2022-004 and authorization to publish summary ordinance for Planning Case 22-011 for Zoning Code Amendments in Sections 1320.085 - Subd. 3, 1320.09 - Subd. 3, 1320.10 – Subd. 4, 1325.04 – Subd. 1.B of the Arden Hills City Code for the business zoning districts to remove the requirement for a distance of separation between drive-up businesses, and allows the City Council to add conditions for approval of uses with drive-up windows and drive lanes based on the findings of fact and the June 27, 2022 Report to the City Council with amendments.
- Denial: Motion to deny Planning Case 22-011 for Zoning Code Amendments in Sections 1320.085 - Subd. 3, 1320.09 - Subd. 3, 1320.10 – Subd. 4, 1325.04 – Subd. 1.B of the Arden Hills City Code based on the findings of fact: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
- Table: Motion to table Planning Case 22-011 for Zoning Code Amendments in Sections 1320.085 - Subd. 3, 1320.09 - Subd. 3, 1320.10 – Subd. 4, 1325.04 – Subd. 1.B of the Arden Hills City Code for the following reasons: *a specific reason and/or information request should be included with a motion to table.*

Questions?

Planning Case 22-011 – Chapter 13, Special Requirements for Drive-Up Windows and Drive Lanes

